

Composite entrance door and side panels with diamond lead detail opens to:

ENTRANCE HALLWAY. 15' 0" x 9' 3" (4.57m x 2.82m)

An impressive and spacious entrance hall with double cloaks/linen cupboard and loft access hatch. Attractive part glazed double doors open to both the living room and dining room.

LIVING ROOM. 14' 4" x 16' 11" (4.37m x 5.15m)

A super triple aspect room enjoying an outlook around the garden and across to the countryside at Hillhead. Marble style fireplace and hearth with fitted fire. Two radiators.

Patio door opening onto a **COVERED VERANDAH** to the rear.



DINING ROOM. 11' 11" x 8' 8" (3.63m x 2.64m)

Another light and bright dual aspect room again enjoying a pretty outlook over the garden towards the fields at Hillhead. Radiator. Sliding glazed doors to:



KITCHEN. 9' 10" x 11' 8" (2.99m x 3.55m)

Fitted with a good range of white faced wall and base cupboards and ample working surfaces with inset stainless steel sink and drainer. Built in electric oven with halogen hob and cooker hood over.

Space/plumbing for washing machine. Space for fridge/freezer. Pantry cupboard. Cupboard housing 'Worcester' boiler. Double glazed window to front and door to side.

BEDROOM 1. 14' 0" x 13' 0" (4.26m x 3.96m)

Fitted wardrobes to one wall. Radiator. Double glazed window to rear.

BEDROOM 2. 10' 0" + door recess x 11' 11" (3.05m x 3.63m)

Built in cupboard/wardrobe. Double glazed window to rear. Radiator. Door to:



EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure. Low level W.C. Vanity unit with inset washbasin. Heated towel rail. Extractor fan. Double glazed window.

MAIN SHOWER ROOM/W.C.

Comprising tiled shower enclosure. Low level W.C. Two drawer vanity unit with inset washbasin, mirror and display shelving with light. Radiator. Double glazed window.

OUTSIDE.

Large gardens surround the bungalow which are mainly laid to lawn having well stocked borders with various shrubs and specimen trees. There is a hard standing area to the rear of garage.

DETACHED GARAGE. 20' 5" x 9' 6" (6.22m x 2.89m)

Up and over door to front. Personal door to side. Light and power points. Inspection pit. Attached store and gardeners W.C. To the front and side of the garage there is ample space for parking.

COUNCIL TAX BAND: E

ENERGY RATING:

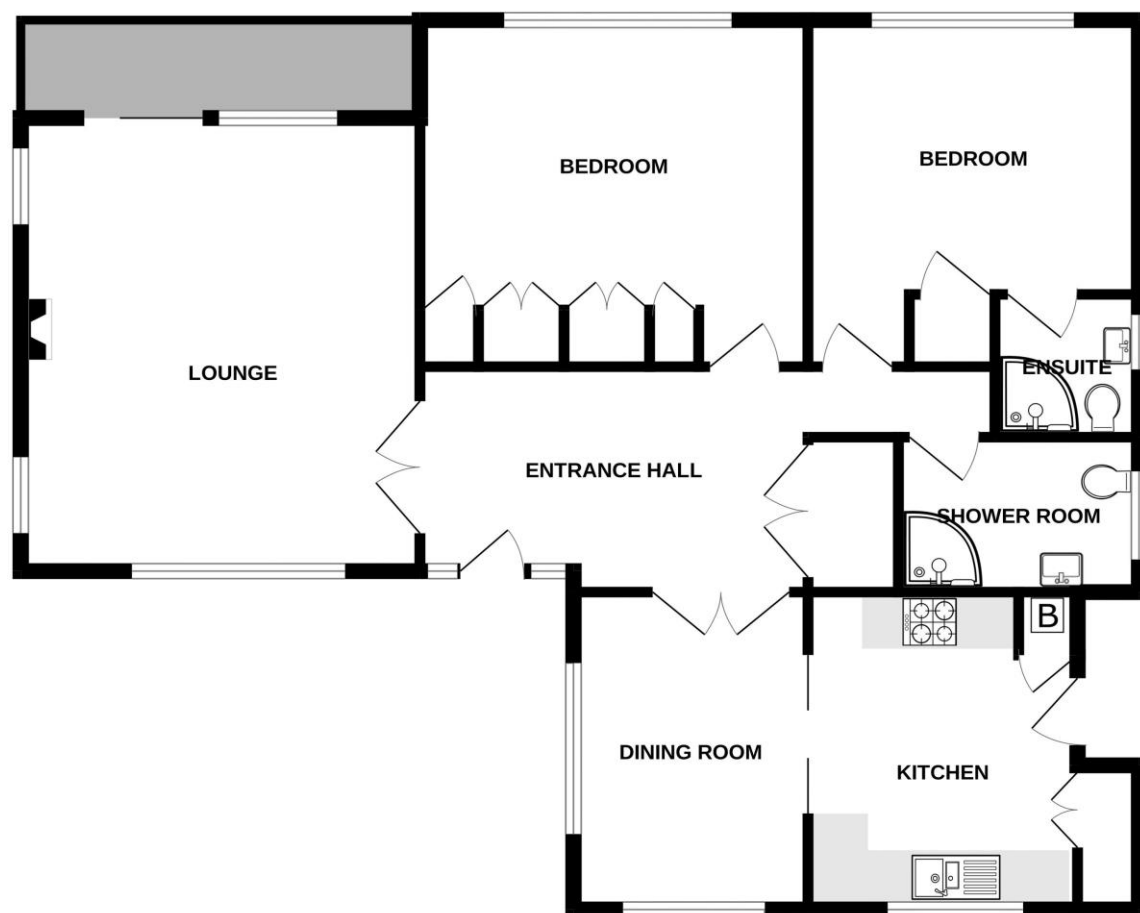


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005466 Written by: R.C

Higher Warborough Road, Galmpton, Brixham, TQ5 0PF

GROUND FLOOR
94.5 sq.m. (1017 sq.ft.) approx.



TOTAL FLOOR AREA: 94.5 sq.m. (1017 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



A well-presented, light and bright, two bedroom **DETACHED BUNGALOW** standing in large surrounding gardens, located at a sought after location in the popular village of Galmpton which lies between the bustling fishing Port of Brixham and sea side town of Paignton, conveniently placed for easy access to the River Dart and the many beaches and coves nearby. On entering this super bungalow a spacious hallway greets you and leads to principle rooms, there is a most comfortable triple aspect living room with covered verandah leading off, the living room enjoying a outlook towards the countryside at Hillhead, the dining room is double aspect and again enjoys a semi-rural outlook. A fitted kitchen leads from the dining room and offers plenty of space. There are two double bedrooms, one having an en suite shower room and further shower room/w.c. Outside there is driveway parking and generous detached garage along with as mentioned large surrounding gardens. There is potential subject to relevant planning permissions to extend the bungalow and garage area.

£750,000 Freehold